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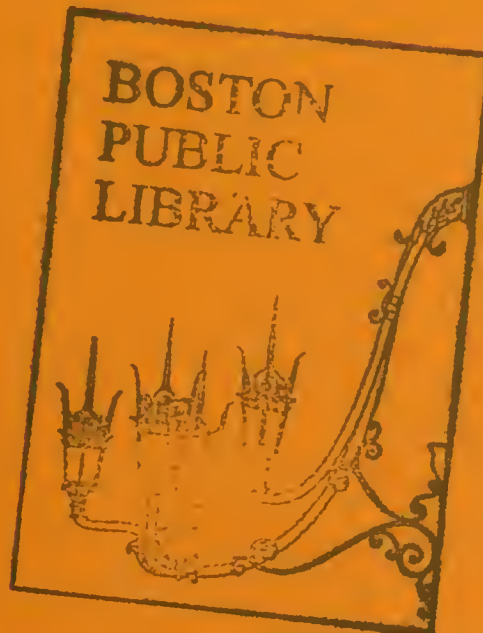
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CITY OF BOSTON: THIRTEENTH ANNUAL REPORT OF THE ZONING COMMISSION



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THIRTEENTH ANNUAL REPORT

OF THE

ZONING COMMISSION

OF THE CITY OF BOSTON

For The Year Ending December 31, 1971

Honorable Kevin H. White  
Mayor of Boston

Dear Sir:

The Zoning Commission submits herewith, in accordance with Section 25, Chapter 3, Revised Ordinances of 1961, its Thirteenth Annual Report, containing a statement of its acts and doings along with its receipts and expenditures for the year ending December 31, 1971.



COMMISSION MEMBERSHIP

Richard B. Fowler, Chairman

Alfred Gross, Vice-Chairman

<u>MEMBERS</u>		<u>TERM ENDING</u>
Richard Battles	Boston Society of Civil Engineers	May 1, 1972
Vincent DiNunno	Mayor's Selection	Holdover
Michael Flaherty <sup>1</sup>	Mayor's Selection	May 1, 1973
Richard B. Fowler	Greater Boston Real Estate Board	Holdover
Alfred Gross	Master Builders' Association of Boston	Holdover
Louis P. Leonard	Mayor's Selection	Holdover
Thomas J. McIntyre	Greater Boston Labor Council	Holdover
Theodore W. Paul	Massachusetts Motor Truck Association, Inc.	Holdover
John N. Philips	Associated Industries of Massachusetts	Holdover
Eric Powell <sup>2</sup>	Greater Boston Chamber of Commerce	May 1, 1972
Stanley Underhill	Boston Society of Landscape Architects	Holdover

<sup>1</sup>Representative Michael Flaherty was appointed by the Mayor to the unexpired term of Mr. Joseph Lyons, Mayor's Selection, who resigned in 1970. Representative Flaherty was duly sworn by the City Clerk on February 4, 1971.

<sup>2</sup>Mr. Eric Powell was nominated by the Greater Boston Chamber of Commerce and appointed by the Mayor to serve the unexpired term of Mr. Melvin B. Miller, who resigned in 1970. He was duly sworn by the City Clerk on January 28, 1971.



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## ANNUAL MEETING

In compliance with the provisions of Section 9, Chapter 3 of the Revised Ordinances of 1961, the Commission held its annual organization meeting on May 28, 1971, when the following officials were elected:

Mr. Richard B. Fowler, Chairman\*  
Mr. Alfred Gross, Vice-Chairman\*  
Mr. Mace Wenniger, Secretary

The following appointments were also made:

Mr. Mace Wenniger, Advisor

On November 29, 1971, Mr. Mace Wenniger submitted his resignation as Secretary to the Zoning Commission. Miss Elizabeth Dakers was elected Secretary in his place on the same date.

\* Indicates reappointment or re-election.





## LEGISLATION

During the year there were no changes made in the Zoning Enabling Legislation, Chapter 663 of the Acts of 1956, by the Massachusetts Legislature.

## ACTIVITIES

Public hearings, executive sessions and inspection trips were held as found necessary, the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting and secretarial work. A detailed record of proceedings has been filed in the office of the Commission on the Ninth Floor of City Hall. This record is open to public inspection and notice of decision has been mailed to all parties in interest.

Following is a summary of action taken on applications.



APPLICATION NO.	PETITIONER	LOCATION	CHANGE	DISPOSITION	MAP AMENDMENT NO.	DATE OF VOTE	DATE EFFECTIVE
Pending December 31, 1970							
84	Ellen P. O'Meara	875 Adams St., Dorch	R-.5 to L-.5	Withdrawn	--	--	--
99	James Haley, et al	East Boundary Road, Roslindale	H-1 to S-.5	Pending	--	--	--
105	Boston Redevelopment Authority	N. side Francis St. Fenway Urban Renewal Area	H-3, H-2 and L-1 to B-4	Withdrawn	--	--	--
106	New England Hosp.	Columbus Ave. at Dimock St., Roxbury	H-1 and R-.8 to B-2	Granted B-1	89	5/28/71	6/14/71
107	Alan G. Zuker	Western Ave. and Spur St. Brighton	R-.5 and R-.8 to M-1	Withdrawn	--	--	--
108	Zoning Commission	Back Bay, Boston	H-5 to H-5-70; B-2, B-4 & B-8 to B-4-70 L-2 to B-8-120	Granted with minor change	81	1/28/71	2/17/71
111	Boston Redevelopment Authority	Parcel P-12 and abutting land, South Cove Urban Renewal Area	B-8 to B-8-U	Granted	78	1/28/71	2/17/71
113	Sevenel, Inc.	Austin and Sherrin Sts., Hyde Park	S-.5 and R-.5 to R-.8	Postponed by petitioner	--	--	--
114	Pasquall Franchi	Perkins & Chestnut Sts., Jamaica Plain	S-.3 to H-3	Withdrawn by petitioner	--	--	--
115	Boston Redevelopment Authority	State and Congress Sts., Government Center and Waterfront Urban Renewal Areas	B-8 and B-10 to B-10-U	Granted	86	4/8/71	4/30/71



APPLICATION NO.	PETITIONER	LOCATION	CHANGE	DISPOSITION	MAP AMENDMENT NO.	DATE OF VOTE	DATE EFFECTIVE
116	Carlton House Trust	Arlington St. & Commonwealth Ave.	H-5 to B-8	Postponed by petitioner	--	--	--
117	Boston Redevelopment Authority	S.E. side Huntington Ave., Public Alley #405 to W. Newton St., Fenway Urban Renewal Area	B-2 to B-8-U	Granted	83	1/28/71	2/17/71
118	BRA in behalf of Pasquall Franchi PDA No. 6	Gardner and Babcock Sts., Brighton	B-2 to B-2-D	Granted	84	1/28/71	2/17/71
119	Boston Redevelopment Authority	336-346 Shawmut Avenue, 610-626 Tremont Street, South End Urban Renewal Area	H-2 to H-3-U	Granted	87	4/8/71	4/30/71
120	Boston Redevelopment Authority	Southerly corner Washington and Kneeland Sts., South Cove Urban Renewal Area	B-8 to B-8-U	Granted	85	1/28/71	2/17/71
Received in 1971							
121	Boston Redevelopment Authority	Parcels R-5A, R-20, R-28	H-1 to H-1-U	R-20, R-28 granted R-5A withdrawn	88	4/8/71	4/30/71
122	Boston Redevelopment Authority	South End Urban Renewal Area: H-2 district bounded roughly by Chandler St, Berkeley St., Tremont St. and W. Springfield Street Part of B-2 district along Tremont St. from Mass. Turnpike to pt. 145' n.e. of Clarendon Street	H-2 to H-3				



APPLICATION NO.	PETITIONER	LOCATION	CHANGE	DISPOSITION	MAP AMENDMENT NO.	DATE OF VOTE	DATE EFFECTIVE
122 continued		Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6, R-3b and R-6	H-2 to H-3-U	Granted	92	8/23/71	9/13/71
123	Henry H. Johnson	H-2 district - Columbia Road, S. Boston	H-2 to H-1-50	Granted H-1	90	5/28/71	6/14/71
124	Boston Redevelopment Authority	Chapple & Medford Sts. Charlestown (Parcel R-6)	H-1 to H-1-U	Granted	91	5/28/71	6/14/71
125	Boston Redevelopment Authority	Dalton & Scotia Sts. Fenway Urban Renewal Area	B-2 to B-8	Withdrawn	--	--	--
126	Boston Redevelopment Authority	Campus High Urban Renewal Area Parcels R-1, R-2, R-3 Parcels R-4, R-5, P-4 Parcel R-6	H-2 and L-2 to H-1-U H-1, H-2 & L-2 to H-2-U H-1 and L-2 to H-2-U	Granted	94	11/29/71	12/20/71
127	Jean Parker	B and Athens Streets, South Boston	B-1 to M-1	Granted	95	11/29/71	12/20/71





APPLICATIONS FOR TEXT AMENDMENTS

APPLICATION NO.	PETITIONER	CHANGE	DISPOSITION	TEXT AMENDMENT NO.	DATE OF VOTE	DATE EFFECTIVE
Pending December 31, 1970						
19	Zoning Commission at the request of the Mayor	To establish new districts H-5-70 and B-4-70 with height restrictions of 70 feet at front parapet, 90 feet to top of roof, and with a minimum front yard of 20 feet but allowing bay windows, as defined, to extend into front yard; to establish a new district B-8-120 with a maximum height of 120; to repeal Section 15-4 Increase in Floor Area Ratio for Large Lots in H-5 Districts.	Granted except for repeal of Section 15-4	16	1/28/71	2/17/71
20	Zoning Commission at the request of BRA	To make parking lots an allowed, rather than conditional use in B-4, B-8 and B-10 districts provided that the use is temporary and utilizes project land owned by the BRA.	Granted by Commission Vetoed by Mayor Veto not overridden	--	1/28/71	--
Received in 1971						
21	Liugi and Jean Guinta Joseph M. Smith	Use Item #37 - definition changed to exclude drive-in restaurants; Use Item #50 - drive-in restaurants conditional in M districts where previously allowed.	Denied	--	8/3/71	--
22	Zoning Commission	H-1 district - Height in excess of 50' to require Board of Appeal approval.	Pending	--	--	--



APPLICATION NO.	PETITIONER	CHANGE	DISPOSITION	TEXT AMENDMENT NO.	DATE OF VOTE	DATE EFFECTIVE
23	Zoning Commission	Use Item #36A inserted, defining "retail catering" or take-out food services and making the use forbidden in S, H & R districts, conditional in L, B and W districts, allowed in I districts and in M districts if more than 400' from any residential district, otherwise conditional.  Use Item 37 redefined to exclude drive-in restaurants.  Use Item 50 redefined to include drive-in take-out food services, and make the use conditional in M Districts if within 400' of a residential district, otherwise allowed.	Granted, except that Use Items 36A and 50 were made allowed in M districts	17	8/3/71	8/12/71
B=	General Business		R= General Residential			
D=	Planned Development Area Subdistrict		S= Single Family			
H=	Apartment		U= Urban Renewal Area Subdistrict			
I=	General Industrial		URA= Urban Renewal Area			
L=	Local Business		W= Waterfront Industrial			
M=	Restricted Manufacturing		Numbers 0.3 through 10= Floor Area Ratios			
PDA=	Planned Development Area		Numbers 70, 120= Height Restriction Districts			



FINANCIAL STATEMENT

Appropriation - 1971 \$4,960.00

Expenditures

10 - Permanent Employees \$ 829.98

29 - Contractural Services 1,790.24

36 - Office Supplies 132.16

\$2,752.38

Balance Unexpended \$2,207.62

Income Received for Filing Fees  
From Petitions Received in 1971

1 Text Amendment Application Fee

Each \$100

5 Map Amendment Application Fees

\$600.00

Respectfully submitted,



Richard B. Fowler, Chairman

Elizabeth Dakers  
Secretary



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Boston. Zoning Commission.

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Thirteenth annual report.

DATE

ISSUED TO

